

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

NOVEMBER 5, 2008

This project involves a specific plan amendment and tract map to allow a 165-unit condominium project in Fair Oaks Ranch. The project would replace a commercial development previously proposed for this property.

This project is supported by the Fair Oaks Ranch Neighborhood Homeowners Association. The residential project proposed will have fewer traffic and noise impacts upon the surrounding residences than would the commercial project enabled by the previous zoning designation. The project includes more than three acres of open space, a clubhouse, swimming pool; basketball, racquetball, and tennis courts; barbecue areas, and a tot lot. Though not required by the County, the developer has incorporated multiple "green building" components, including recycled wood flooring, energy efficient lighting and appliances, a solar-heated pool. The Regional Planning Commission unanimously approved this project after a noticed public hearing.

I, THEREFORE, MOVE that the Board of Supervisors:

- Close the public hearing;
- Adopt the Fifth Amendment to the previously-certified Environmental Impact Report for Specific Plan Amendment Case No. 2005-00010-(5) and Vesting Tentative Tract Map No. 063483;
- Indicate the Board's intent to approve Specific Plan Amendment Case No. 2005-00010-(5) and Vesting Tentative Tract Map No. 063483 as recommended by the Regional Planning Commission;

- M O R E -

MOTION

MOLINA _____

YAROSLAVSKY _____

KNABE _____

ANTONOVICH _____

BURKE _____

- Direct the County Counsel and Director of Regional Planning to modify the conditions of approval to require that the applicant install a landscape buffer along the northerly perimeter of the project adjacent to the 14 Freeway, including a combination of native trees (Western Rosebud, Coast Live Oak, and California Sycamore, 15-gallon or 24-inch boxed), shrubs (15-gallon), and groundcover, and that these provisions be incorporated into the landscape plan required by the conditions of approval; and
- Direct the County Counsel and Director of Regional Planning to prepare the final findings and conditions necessary for these approvals and to bring them back to the Board at a future date.

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MDA:pno
fair Oaks Ranch 110408